

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of Claudette Pile for a Special Land Use Permit (SLUP) for a personal care home, up to six (6) in the R-85 (Residential Medium Lot-85) zoning district, at 4293 Hambrick Way.

PETITION NO: N1-2024-1108 SLUP-24-1247188

PROPOSED USE: Personal care home, up to six (6).

LOCATION: 4293 Hambrick Way, Stone Mountain, Georgia 30083

PARCEL NO. : 18 122 03 053

INFO. CONTACT: Insert Contact Person's Name Here

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Claudette Pile for a Special Land Use Permit (SLUP) for a personal care home, up to six (6) in the R-85 (Residential Medium Lot-85) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (October 2024) Approval.

PLANNING COMMISSION: (November 7, 2024) Pending.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The proposed personal care home at 4293 Hambrick Way is located within an R-85 (Residential Medium Lot-85) zoning district and is surrounded by similar residential properties. While the zoning district allows personal care homes through a Special Land Use Permit (SLUP), this application does not comply with Section 27-4.2.41(B)(3) of the ordinance mandating a minimum separation of 1,000 feet between group personal care homes in residential areas to prevent the concentration of such facilities and the institutionalization of neighborhoods. According to DeKalb County GIS measurements, a personal care home at 1260 Hambrick is approximately 550 feet away. This clear violation makes the application noncompliant with zoning regulations for consideration of the Special Land Use Permit. The property consists of a 3,193-square-foot six (6)-bedroom home on 0.47 acres (20,473 square feet), which appears to have adequate size for a personal care home accommodating six individuals. The property benefits from adequate infrastructure. The home is located on a public street with sufficient access to utilities, including water and sewage, and no significant traffic impact is anticipated. In addition, personal care homes are not typically anticipated to create congestion issues. The driveway on the property provides sufficient parking space for staff, residents, and visitors, reducing the likelihood of overflow parking on the street. The proposed personal care home is generally consistent with the comprehensive plan's suburban (SUB) land use designation, which supports residential development and infill for populations that may face difficulty accessing housing. In principle, the personal care home could contribute to the community by providing care services for individuals in need of assistance. The property offers sufficient ingress and egress for safety and convenience, and no historic or archaeological sites are at risk. However, there is a lack of a detailed operational history for the care home, including how long it has operated and with how many residents, which adds to the uncertainty surrounding this application. In light of the violation of the minimum 1,000-foot separation requirement and the absence of a floor plan to verify the suitability of the space

for six individuals, the proposed personal care home at 4293 Hambrick Way does not meet the criteria for a Special Land Use Permit. Despite the potential benefits to the community and the adequacy of the site in terms of size, parking, and traffic, the application's failure to comply with the minimum distance requirement, along with the lack of critical supporting documentation, leads to a recommendation of ***Denial*** by staff based on review of Section 4.2.41.B.3 of the Zoning Ordinance.

PLANNING COMMISSION VOTE: (November 7, 2024) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (October 2024) Approval 11-0-0.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planning Commission Hearing Date: November 7, 2024
Board of Commissioners Hearing Date: November 21, 2024

STAFF ANALYSIS

Case No.:	SLUP-24-1247188	Agenda #: 2024-1108	
Address:	4293 Hambrick Way	Commission District: 04 Super District: 06	
Parcel ID(s):	18 122 03 053		
Request:	Special Land Use Permit (SLUP) for a personal care home, up to six (6) in the R-85 (Residential Medium Lot-85) zoning district		
Property Owner(s):	Claudette Pile		
Applicant/Agent:	Claudette Pile		
Acreage:	0.47 Acres		
Existing Land Use:	Single-Family Residential Home		
Surrounding Properties:	North: R-85 (Residential Medium Lot-85) East: R-85 (Residential Medium Lot-85) South: R-85 (Residential Medium Lot-85) West: R-85 (Residential Medium Lot-85)		
Comprehensive Plan:	SUB (Suburban)	Consistent	Inconsistent X

Staff Recommendation: Denial

The proposed personal care home at 4293 Hambrick Way is located within an R-85 (Residential Medium Lot-85) zoning district and is surrounded by similar residential properties. While the zoning district allows personal care homes through a Special Land Use Permit (SLUP), this application does not comply with Section 27-4.2.41(B)(3) of the ordinance mandating a minimum separation of 1,000 feet between group personal care homes in residential areas to prevent the concentration of such facilities and the institutionalization of neighborhoods. According to DeKalb County GIS measurements, a personal care home at 1260 Hambrick is approximately 550 feet away. This clear violation makes the application noncompliant with zoning regulations for consideration of the Special Land Use Permit

The property consists of a 3,193-square-foot six (6)-bedroom home on 0.47 acres (20,473 square feet), which appears to have adequate size for a personal care home accommodating six individuals.

The property benefits from adequate infrastructure. The home is located on a public street with sufficient access to utilities, including water and sewage, and no significant traffic impact is anticipated. In

addition, personal care homes are not typically anticipated to create congestion issues. The driveway on the property provides sufficient parking space for staff, residents, and visitors, reducing the likelihood of overflow parking on the street.

The proposed personal care home is generally consistent with the comprehensive plan's suburban (SUB) land use designation, which supports residential development and infill for populations that may face difficulty accessing housing. In principle, the personal care home could contribute to the community by providing care services for individuals in need of assistance.

The property offers sufficient ingress and egress for safety and convenience, and no historic or archaeological sites are at risk. However, there is a lack of a detailed operational history for the care home, including how long it has operated and with how many residents, which adds to the uncertainty surrounding this application.

In light of the violation of the minimum 1,000-foot separation requirement and the absence of a floor plan to verify the suitability of the space for six individuals, the proposed personal care home at 4293 Hambrick Way does not meet the criteria for a Special Land Use Permit. Despite the potential benefits to the community and the adequacy of the site in terms of size, parking, and traffic, the application's failure to comply with the minimum distance requirement, along with the lack of critical supporting documentation, leads to a recommendation of **denial** by staff based on review of Section 4.2.41.B.3 of the Zoning Ordinance.

ZONING COMMENTS – OCTOBER 2024

N1. (SLUP-24-1247188) 4293 Hambrick Road: No overlay district in place. No changes to the structure just the functional property use. Roadway classified as Local. No proposed changes or edits to the property frontage.

N2. (Z-24-1247190) 1491, 1531 & 1555 Austin Drive: No overlay district in place. No site distance issues. Proposed improvement along a roadway classified as a collector: Rezoning and property upgrade; Shoulder improvements requirements in Zoning Code 5.4.3, 10-foot multiuse path with pedestrian scale streetlights. Project is on a bus route maintain exiting Marta bus stops.

N3. (Z-24-1247191) 3960 Rockbridge Road: No overlay restrictions. Road classified as Minor Arterial. Regulatory traffic signs posted at 45 MPH. No site distance issues to note. Rezoning and reusage of property would require proper parking lot marking for ingress and egress with plaza directly in front of subject property. Right and Left turning issues should be mitigated with proper Traffic engineering evaluation in reference to placement of parking lot entrance and exit. Would consider placing KIDS AT PLAY (NON regulatory) warning signs in advance of subject property in both directions. Contact Dekalb County Roads and Drainage for signage installation. Project is on along Marta bus route.

N4. (Z-24-1247192) 3089 Snapfinger Road: Roadway classification Major Arterial. Snapfinger Road is SR 155. Regulatory posted speed is 45MPH. Limited sight distance to driveway. MUTCD calls for Vehicular warning signs Section 2C.49. Subject parcel driveway has limited sight distance. Advance warning signs should be posted on the shoulder and median for both lanes going east bound. Contact (JLivingston@dot.ga.gov) with GDOT for on state routes.

N5. (Z-24-1247194) 2452 La Fortune Drive: No overlay district. Roadway classification is local road. Shoulder/Frontage improvements requirements in Zoning Code 5.4.3, 10-foot multiuse path with pedestrian scale streetlights.



9/20/2024

To: Ms. LaSondra Hill, Planning
From: Ryan Cira, Environmental Health Director
Cc: Alan Gaines, Deputy Director
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

DeKalb Public Health

445 Winn Way – Box 987
Decatur, GA 30031

404.508.7900 • www.dekalbhealth.net



This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb Public Health

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Decatur, GA 30031

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Rezoning Comments from Division of Environmental Health

N.1-2024-1108 SLUP-24-1247188 / 18 122 03 053
4293 HAMBRICK WAY, STONE MOUNTAIN, GA 30083
Amendment
- PLEASE REVIEW GENERAL COMMENTS
- NO COMMENTS

N.2-2024-1109 Z-24-1247190 / 15 197 02 001, 15 197 02 010, 15 197 02 033
1491, 1531 & 1555 AUSTIN DRIVE, DECATUR, GA 30032
Amendment
- PLEASE REVIEW GENERAL COMMENTS
- SEPTIC INSTALLED ON PROPERTY

N.3-2024-1110 Z-24-1247191 / 18 043 02 009
3960 ROCKBRIDGE ROAD, STONE MOUNTAIN, GA 30083
Amendment
- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED

N.4-2024-1111 Z-24-1247192 / 15 096 03 009
3089 SNAPFINGER ROAD, DECATUR, GA 30034
Amendment
- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED

DeKalb Public Health

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404.508.7900 • www.dekalbhealth.net



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ If no, distance to nearest line: _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-24-1247188 Parcel I.D. #s: 18-122 03-053
 Address: 4293 Hambrick Way
Stone Mountain, Georgia 30083

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
 Latest Count (TPD) _____
 Hourly Capacity (VPH) _____
 Peak Hour. Volume (VPH) _____
 Existing number of traffic lanes _____
 Existing right of way width _____
 Proposed number of traffic lanes _____
 Proposed right of way width _____

Capacity (TPD) _____
 Latest Count (TPD) _____
 Hourly Capacity (VPH) _____
 Peak Hour. Volume (VPH) _____
 Existing number of traffic lanes _____
 Existing right of way width _____
 Proposed number of traffic lanes _____
 Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns
at this time.

Signature: [Handwritten Signature]



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____ Application No: _____

APPLICANT NAME: Claudette Pile

Daytime Phone: 718-974-0512 E-Mail: claudettetr68@gmail.com

Mailing Address: 4293 Hambrick Way
Stone Mountain, GA 30083

Owner Name: Claudette Pile
(it more than one owner, attach contact information for each owner)

Daytime Phone: 718-974-0512 E-Mail: claudettetr68@gmail.com

Mailing Address: 4293 Hambrick Way
Stone Mountain, GA 30083

SUBJECT PROPERTY ADDRESS OR LOCATION: 4293 Hambrick Way

Stone Mountain DeKalb County, GA 30078

Parcel ID: 1812203053 Acreage or Square Feet: 0.53 Commission Districts: 4

Existing Zoning: _____ Proposed Special Land Use (SLUP): _____

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: CP Agent: _____

Signature of Applicant: [Handwritten Signature]

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Hurmond

Interim Director
Leah Huase

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER

- ✓ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Pre-Application form (to be completed in pre-application meeting). Please email lahill@dekalbcountyga.gov for appointment.
- ✓ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners' association(s) may also be provided.
- ✓ 3. Submit: **Application** - Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order:
 - ✓ A. **Application form** with name and address of applicant and owner, and address of subject property;
 - ✓ B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - ✓ C. **Letter of application and impact analysis**
 - ✓ 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g., floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - ✓ 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - ✓ D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - ✓ E. **Campaign disclosure statement** (required by State law).
 - ✓ F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
 - ✓ G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following
 - _____ a. boundaries of subject property;
 - _____ b. dimensioned access points and vehicular circulation drives;
 - _____ c. location of all existing and proposed buildings, structures, setbacks and parking;
 - _____ d. location of 100-year floodplain and any streams;
 - _____ e. notation of the total acreage or square footage of the subject property;
 - _____ f. landscaping, tree removal and replacement, buffer(s); and
 - _____ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - ✓ 9/19/24 H. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - ✓ N/A I. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - ✓ J. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Notice of Special Land Use Permit

Application Community Meeting

August 1st, 2024

ANGELA MCCAUSELAND

4261 HAMBRICK WAY

STONE MOUNTAIN, GA 30083

Dear ANGELA MCCAUSELAND:

I am planning to apply for a Dekalb County **Special Land Use Permit** to run a Personal Care Home Business from my residence at 4293 Hambrick Way, Stone Mountain, GA 30083. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: August 17th, 2024

Time: 3 pm EST

Location: Zoom Meeting ID 379 360 5643 Password 7niZJb

Zoom Link:

<https://us06web.zoom.us/j/3793605643?pwd=M01vazEvODBjUXdEU3lvcXdsNVJmQT09&omn=86253467163>

If you have any questions about the meeting, please call 347-262-1418 to speak with Kaslyn, 718-974-0512 to speak with Claudette or e-mail claudettetr68@gmail.com.

We look forward to seeing you there!

Sincerely,



Claudette Pile (Owner)

Kaslyn Richardson-Ettienne (Manager)

Notice of Special Land Use Permit Application Community Meeting

Date: Saturday, August 17th, 2024, Time: 3 pm EST

Location: Meeting ID 379 360 56 Password 7niZJb

Here are the steps to join a Zoom meeting on a computer:

1. Open the Zoom desktop app or a web browser
2. Click Join a Meeting if prompted, or go to zoom.us/join
3. Enter the meeting ID, which is 9, 10, or 11 digits long, provided by the host
4. Click Join
5. If prompted, allow Zoom to use your microphone and camera
6. You may need to enter your name so the host knows who is joining

If you're joining from Google Chrome for the first time, you might be asked to open the Zoom desktop app. You can select the Always open these types of links in the associated app check box to avoid this step in the future.

Here are the steps to join a Zoom meeting on a mobile device:

1. Open the Zoom mobile app
2. Tap Join a Meeting
3. Enter the meeting ID (**Provided above**) and tap Join Meeting
4. If prompted, enter the meeting passcode provided by the host
5. You may need to enter your name, so the host knows who is joining

Meeting Controls and Features

Once you're in the meeting, familiarize yourself with the Zoom controls and features:

Audio/Video buttons - Mute/unmute your microphone or turn video on/off.

Participants list - See who's currently in the meeting.

Chat - Message other participants or the group.

Share screen - Share your screen or a document with meeting attendees.

Record - Start/stop a local or cloud recording (if enabled by host).

Reactions - Provide visual feedback during screen sharing using icons like Clap or Thumbs Up.

Leave meeting - Leave the meeting while it continues for other participants.

Zoom Meeting recording

https://1drv.ms/u/s!ArDm7cUC3aoP6FUMnopCNAsJD_35?e=hubgIM

Letter of application

I plan to open a personal care home business in my home at 4293 Hambrick Way, Stone Mountain, GA 30083. I want my home to get zoned for six bed capacity. I am requesting this because the house has the square footage to handle the capacity, and it will allow me and my staff to help more people in need. My home is equipped with a fire sprinkler system and the house has a stair lift for clients who need assistance to get up steps. The house has the required square footage per the health department for all the clients to be comfortable in the residence. The house has a security alarm monitoring system and cameras that capture the entire property from all angles outside. We will have round-the-clock staffing 24 hours a day, seven days a week, and a nurse and nurse practitioner available for immediate nonhospital medical needs. All staff are CPR certified, OSHA 10 hours, and they will have all the required health department standards and requirements needed. There is a living room, dining room, kitchen, recreational room, and a huge deck and fenced backyard. The staff will include myself, my daughter and two others. I enjoy helping older people in need and being a part of making every moment of their life the best and happiest. I have been taking care of those in need for over 42 hours. It brings me great joy to fulfill their needs and see to it that they have the best care.

IMPACT ANALYSIS

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.

a. The property is located on .58 acres, the house is 3198 square feet and adequate land is available to operate a personal care home business. All required yards, open space, off-street parking, and all other applicable requirements are met.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

b. The proposed use of the property is compatible with adjacent properties because there are other personal care home businesses in the area. The home has adequate parking spaces on the property and will not disrupt the flow of traffic.

C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.

c. Given that the area surrounding the proposed personal care home contains public streets, adequate public services and facilities are available. There are also utilities available in the home.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

d. A driveway would be used to enter and exit the personal care home. This would limit traffic because cars won't be parked off the side of the road.

E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

e. In the event of an emergency such as a fire, the home will have adequate ingress and egress to the current structure. The home has a monitored fire sprinkler system.

F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

f. The hours of operation proposed for the personal care home should not create any adverse impacts upon any adjoining land.

G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

g. The proposed use is consistent with the requirements of the zoning district's four classifications in which the property is located.

H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.

h. The proposed use is consistent with advances, conflicts, or detracts from the policies of the comprehensive plan.

I. Whether there is adequate provision of refuse and service areas.

i. Adequate provision of refuse and services areas will be provided in the personal care home.

J. Whether the length of time for which the special land use permit is granted should be limited in duration.

j. There appears to be no compelling reason for limiting the duration of the requested Special Land Use Permit.

K. Whether the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

k. The proposed use is in an existing family home and is consistent with nearby single-family homes. The applicant has no plans for expansions or additions that will cause inconsistency with adjacent lots and buildings.

L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

l. There are no known historic buildings, sites, districts, or archaeological resources in the immediate area that will be adversely affected by the proposed use.

M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

m. The proposed use satisfied all requirements contained within the supplemental regulations for a personal care home special land use permit.

N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

n. The proposed use shows consistency with the needs of the community.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 8-24-24

TO WHOM IT MAY CONCERN:

(I), (WE) [Signature]
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

Claudette Pile
Name of Agent or Representative

to file an application on (my), (our) behalf.

[Signature] Notary Public  [Signature] Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No CP

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

SURVEY NOTES:

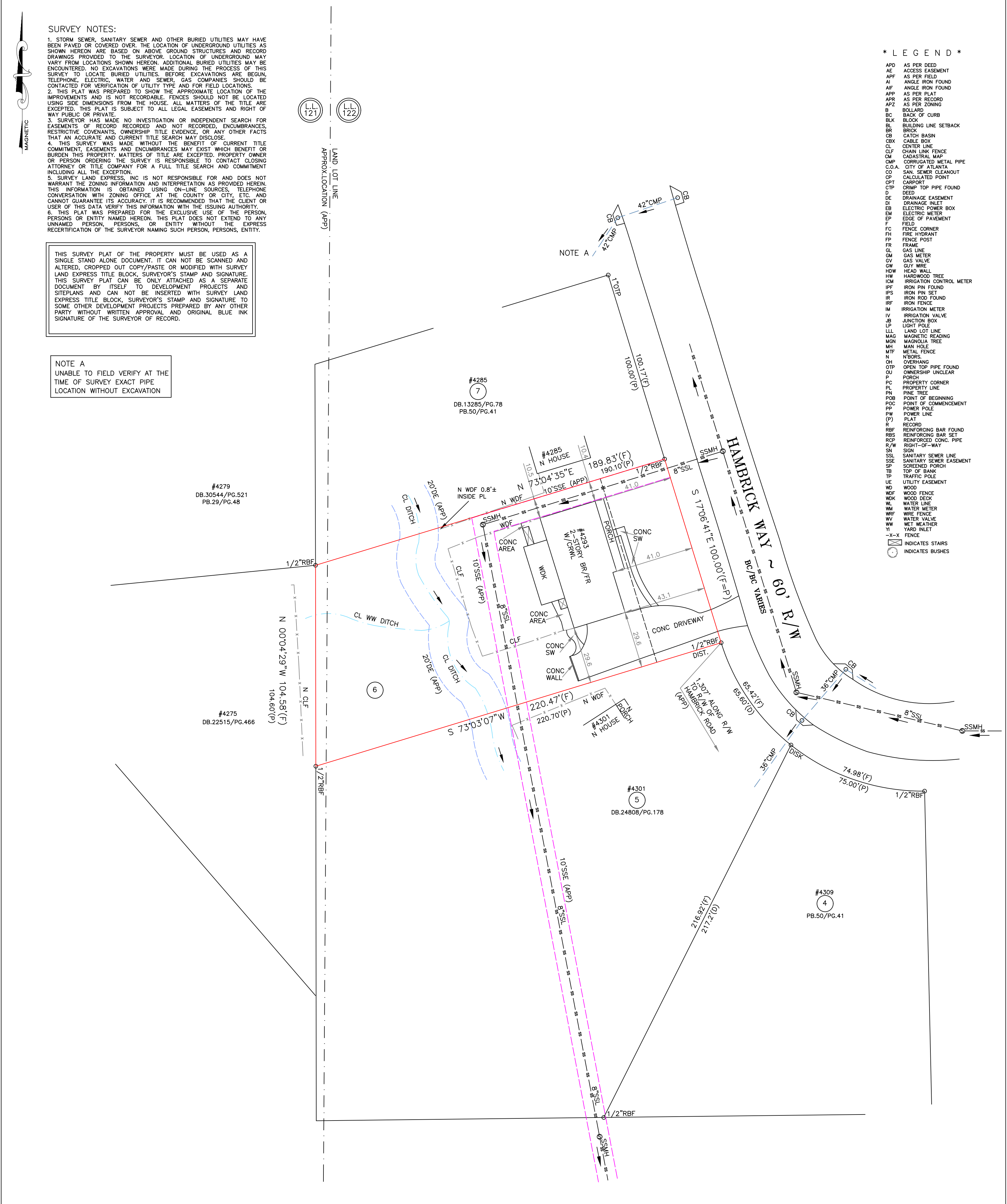
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC WATER AND SEWER GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
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NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

*** LEGEND ***

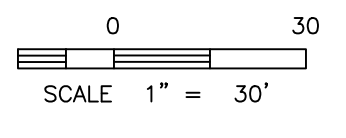
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LOT 6	BLOCK "E"	PLAT PREPARED FOR:	SHEET 1 OF 1
FOREST HEIGHTS SUBDIVISION	UNIT 5	CLAUDETTE PILE	
LAND LOTS 121 AND 122	18TH DISTRICT		
DEKALB COUNTY, GEORGIA	PB.50/PG.41 DB.31509/PG.447		
FIELD WORK DATE SEPT 04, 2024	PRINTED/SIGNED SEPT 09, 2024	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"	4293 HAMBRICK WAY STONE MOUNTAIN, GA 30083	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
SP COORD #20241517 DWG #20241517			
SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES			

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TOTAL LAND AREA
20523.61 SF / 0.471 AC



SITE PLAN

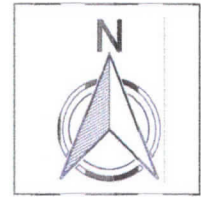
4293 Hambrick Way

Stone Mountain, GA 30083

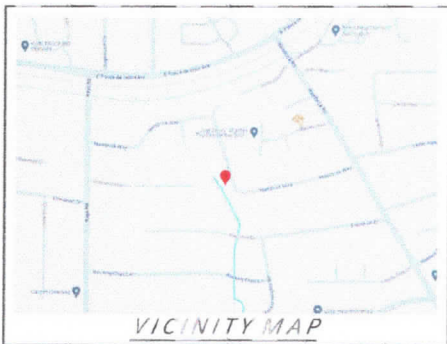
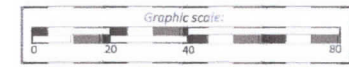
Parcel ID: 18 122 03 053

Lot area: 0.53 Acres

Paper Size: 11"x17"



scale 1"=30'



VICINITY MAP



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Claudette Pile Phone: 718-974-0512 Email: claudettetr68@gmail.com

Property Address: 4293 Hambrick Way, Stone Mountain 30083

Tax Parcel ID: 18 122 03 053 Comm. District(s): 4 & 6 Acreage: 0.47

Existing Use: _____ Proposed Use: PCH for adults

Supplemental Regs: _____ Overlay District: No DRI: No

Rezoning: Yes _____ No X

Existing Zoning: R-85 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No X

Existing Land Use: SUB Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes X No _____ Article Number(s) 27- 4.2.41

Special Land Use Request(s): Adult day care/personal care home for up to six. Applicant also discussed the possibility of applying for 3 or less simultaneously.

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:

N/A



WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

Planner: LaSondra Hill, Admin Specialist Date: 07/19/2024

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

SURVEY NOTES:

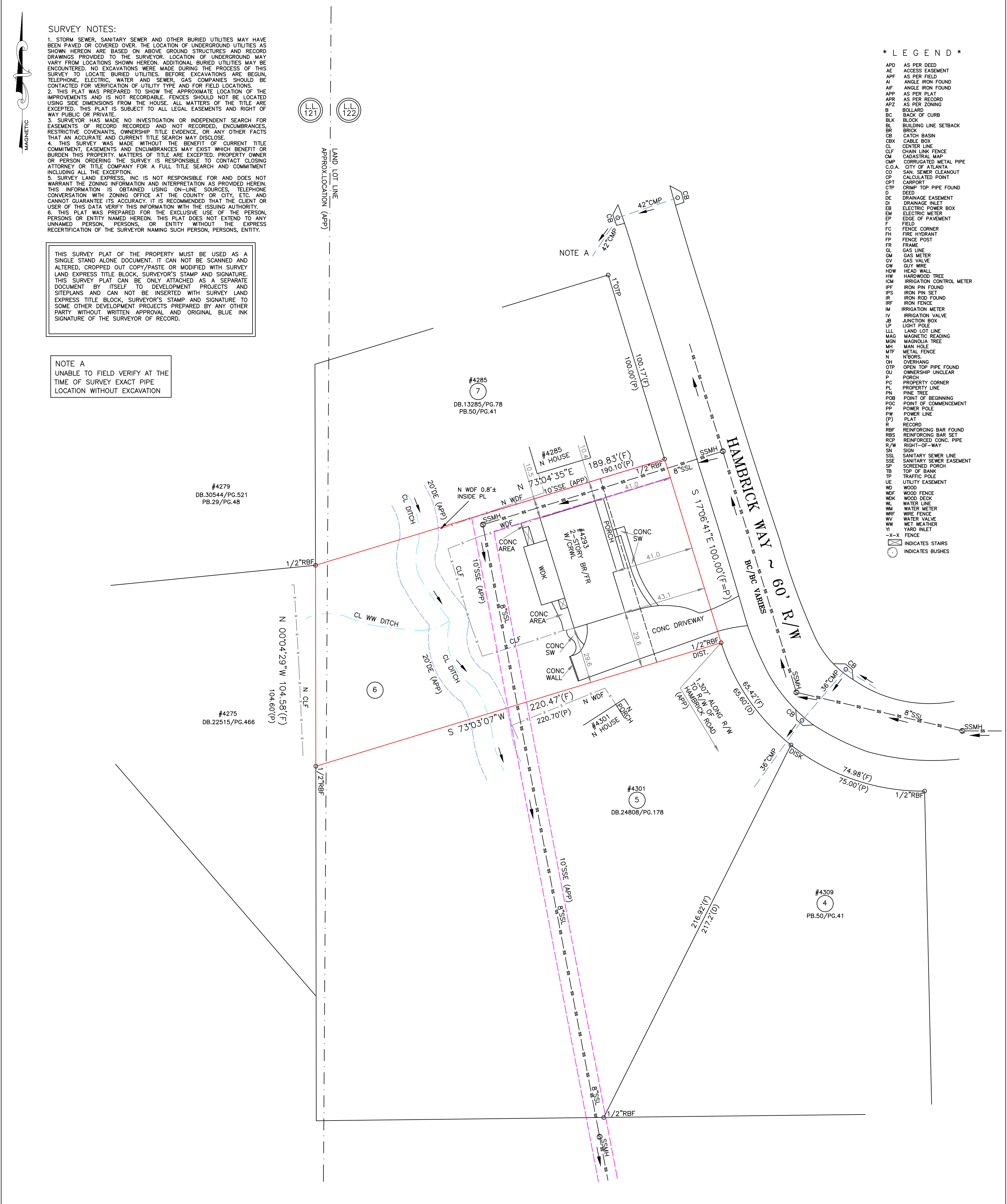
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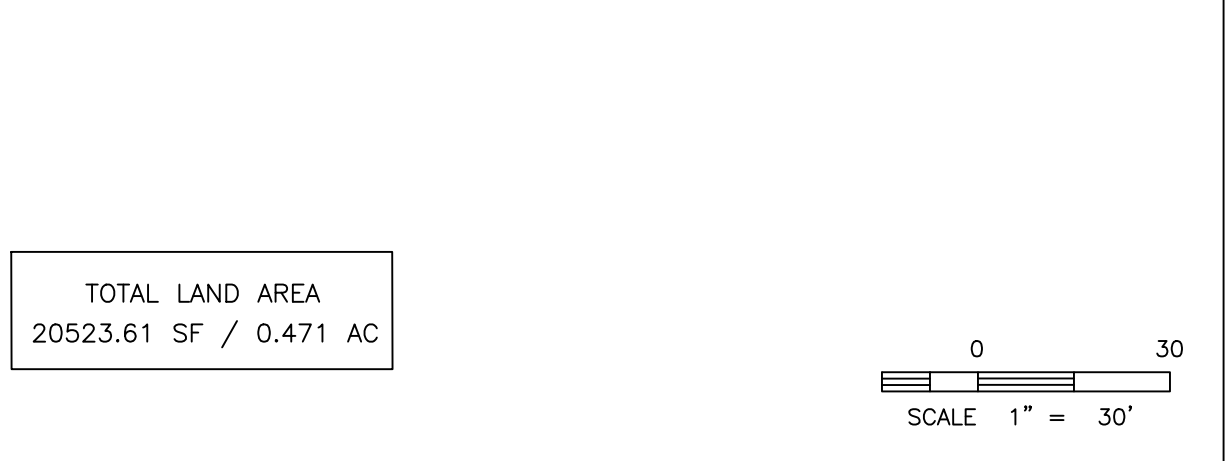
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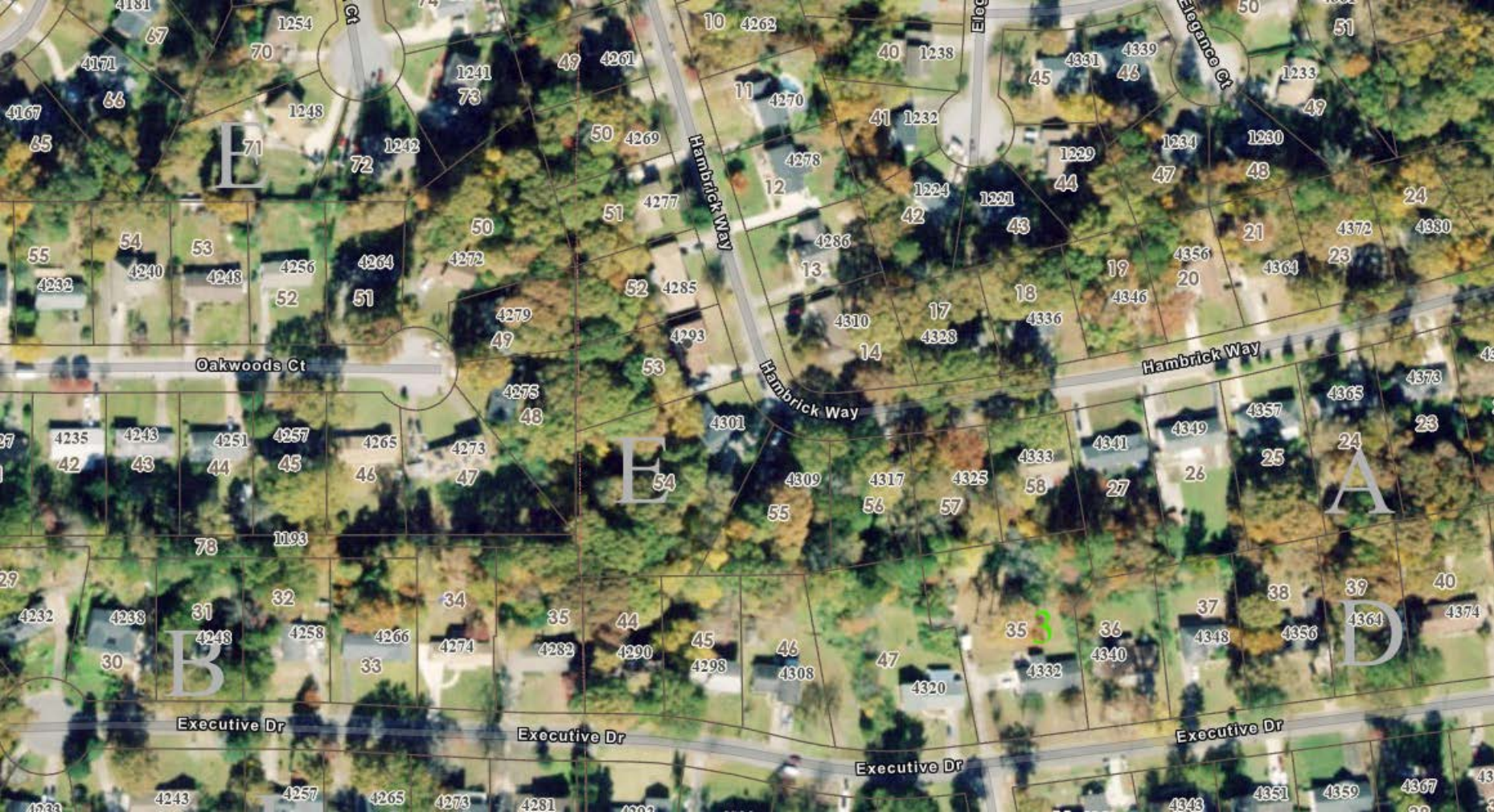
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FOREST HEIGHTS SUBDIVISION	UNIT 5	CLAUDETTE PILE	
LAND LOTS 121 AND 122	18TH DISTRICT		
DEKALB COUNTY, GEORGIA	PB.50/PG.41	DB.31509/PG.447	PROPERTY ADDRESS: 4293 HAMBRICK WAY STONE MOUNTAIN, GA 30083
FIELD WORK DATE SEPT 04, 2024	PRINTED/SIGNED SEPT 09, 2024	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED</p> <p>PAPER SIZE: 18" x 24"</p> </div> <div style="width: 45%; text-align: center;"> <p>24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM</p> </div> </div>	
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SP	COORD #20241517	<p>SURVEY LAND EXPRESS, INC</p> <p>LAND SURVEYING SERVICES</p>	
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20523.61 SF / 0.471 AC





Oakwoods Ct

Hambrick Way

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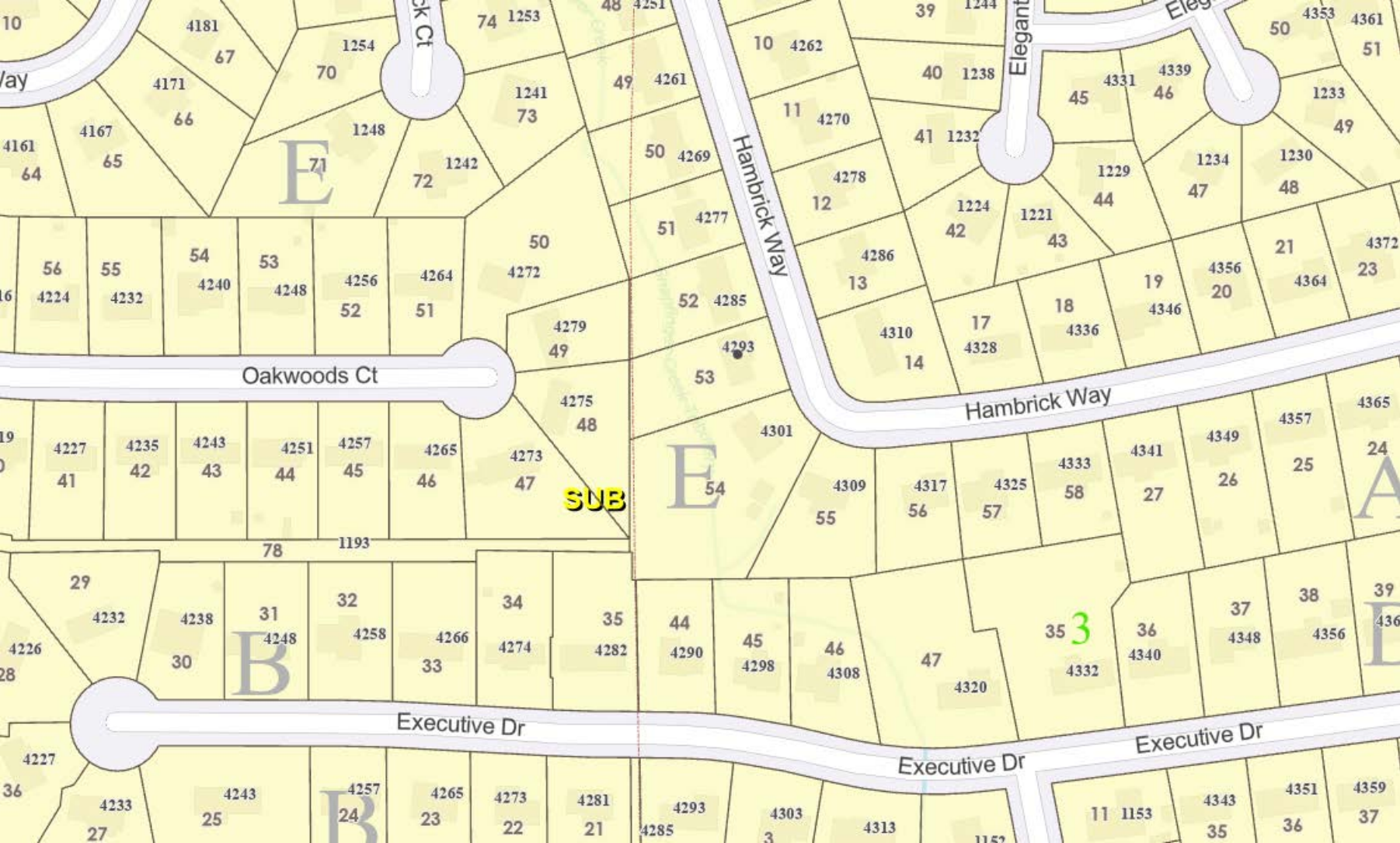
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4181 67 1254 74 4171 66 70 1248 71 1242 72 4167 65 55 54 53 4232 4240 4248 4256 4964 4272 50 51 4277 4279 49 4275 48 4235 42 4243 43 4251 44 4257 45 4265 46 4273 47 4232 4233 30 31 4248 32 4258 33 4266 34 4274 35 4282 44 4290 45 4298 46 4308 47 4320 35 36 4340 37 4348 38 4356 39 4364 40 4374 10 4262 40 1238 11 4270 41 1232 42 1224 43 1221 44 1229 45 4331 46 4339 47 1234 48 1233 49 1234 21 4356 20 4364 23 4372 24 4380 12 4278 13 4286 17 4328 18 4336 19 4346 14 4310 17 4328 18 4336 19 4346 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



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B

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SUB

3

Hambrick Way

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4293

